

### 1 3.3.12 POPULATION AND HOUSING

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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### 3 Environmental Setting

4 Contra Costa County is approximately 763 square miles (ESRI 2008). In 2008, the  
 5 County had an estimated population of 1,060,209, with a population density of 1,390  
 6 persons per square mile. In the Project area, however, the population is zero, as there  
 7 are no residences and the area is comprised of San Pablo Bay and open space. By  
 8 2013 the population of Contra Costa County is projected to grow to 1,125,085, with a  
 9 population density of 1,475 persons per square mile (ESRI 2008).

10 The town of Rodeo, a census designated place in unincorporated Contra Costa County,  
 11 is roughly 9.9 square miles (ESRI 2008). In 2008, Rodeo had an estimated population  
 12 of 9,537, which is projected to grow to 9,776 by 2013 (ESRI 2008).

13 The city of Hercules includes approximately 5.3 square miles of land. In 2008, Hercules  
 14 had an estimated population of 21,528, with a population density of 4,062 persons per

square mile. By 2013 the population of Hercules is projected to grow to 23,048, with a population density of 4,349 persons per square mile (ESRI 2008).

Although there are no houses located in the Project area, there are houses located within several hundred feet of the onshore vault. Approximately one mile southeast of the Marine Oil Terminal (MOT), there are single family residences in Rodeo. These residences are separated from the Project onshore vault and pipelines by the Victoria Crescent Open Space and Union Pacific railroad right-of-way. Approximately one mile southeast of the MOT is the Victoria-By-The-Bay residential subdivision in Hercules. The subdivision is built on the former Pacific Refining refinery site, and is now a 206-acre community with 748 single-family homes, 132 multi-family units, more than 30 acres of parks and designated open space, a commercial center, and an elementary school. The Project onshore vault is separated from single-family residences in this subdivision by Victoria Crescent Open Space.

## **Regulatory Setting**

### Federal

There are no Federal regulations related to population and housing relevant to the Project.

### State

There are no State regulations related to population and housing relevant to the proposed Project.

### Local

The city of Hercules and Contra Costa County have General Plans with elements that address population and housing. Hercules published the "City of Hercules, California, General Plan" in September 1998. The Housing Element was approved in February 2003, and the New Pacific Properties Specific Plan was adopted in 2000. Contra Costa County published "Contra Costa County General Plan 2005-2020" in January 2005.

## **Impact Analysis and Mitigation**

### Impact Discussion

- (a) The proposed Project is designed to remove an existing offshore marine terminal, rather than to induce or accommodate growth. After deconstruction is complete, all facilities associated with the marine terminal would be removed,

1 and would not require maintenance or staffing. Therefore, the proposed Project  
2 would not induce long-term population growth, either directly or indirectly, in the  
3 study area, and there would be no impacts related to long-term population  
4 growth.

5 Deconstruction activities in the Project area are expected to last approximately  
6 5-½ months, beginning in May 2009 and concluding in October 2009.  
7 Deconstruction activities at the MOT would require approximately 12 to 17  
8 construction personnel, depending upon the stage of deconstruction activities.  
9 Given the short-term and temporary nature of the Project, family-members of any  
10 non-local workers would likely not accompany those workers. Therefore,  
11 proposed Project deconstruction activities would not be expected to result in any  
12 significant increase to the local population or housing market, and would not  
13 indirectly induce growth by creating new opportunities for local industry or  
14 commerce. Consequently, there would be a less than significant impact related  
15 to short-term population growth in the study area. (Class III)

- 16 (b, c) The proposed Project would not displace any residential housing units or  
17 eliminate other housing or other structures that are currently used by residents of  
18 Contra Costa County, Rodeo, or Hercules. Any non-local workers would be able  
19 to locate temporary housing in local communities in Contra Costa County.  
20 Because most non-local workers would not bring family members, and because  
21 the deconstruction period is relatively short (approximately 5-½ months), most  
22 non-local workers would likely use temporary housing such as motels, hotels,  
23 apartments, and campgrounds within commuting distance of the Project area.  
24 Therefore, the Proposed Project would not necessitate the construction of  
25 replacement housing elsewhere and would have no impact with regard to the  
26 displacement of people or existing housing. (No Impact)